



## 10 Spring Grove, Harrogate

£775,000 Offers Over

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A substantial and beautifully presented stone-built semi-detached property, occupying a superb position in the very heart of Harrogate town centre with generous private woodland. The property offers spacious and versatile accommodation arranged over four floors, together with private garden, woodland area to the rear and the rare benefit of off-street parking. The house retains great charm and character with a wealth of original features and generously proportioned rooms throughout. An internal inspection is strongly recommended to appreciate the quality and flexibility of the accommodation on offer.

#### OUTSIDE

To the front of the property there is a small gravelled forecourt garden with shared side driveway access leading to the rear. The enclosed rear garden provides an excellent outdoor entertaining space with flagged patio, artificial lawn, covered seating area beneath the balcony and timber garden shed. The property benefits from off-street parking for two vehicles together with steps leading to a large private woodland area to the rear.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



#### GROUND FLOOR

The ground floor accommodation includes a well appointed fitted kitchen with access to a raised balcony overlooking the rear courtyard garden.

There is a snug providing an additional sitting area together with a spacious living room.

A useful downstairs cloakroom with WC completes the ground floor accommodation.

#### FIRST FLOOR

On the first floor there are two double bedrooms together with a shower room and separate house bathroom.

#### SECOND FLOOR

The second floor provides three further double bedrooms together with an additional shower room.

#### LOWER GROUND FLOOR

The lower ground floor offers excellent versatility and is currently arranged to provide an office, utility room, two useful store rooms and a WC.





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